

ALL HOME OWNERS OF RALEIGH MANOR

YOU WILL FIND ATTACHED A COPY OF THE RESTRICTIONS FOR RALEIGH  
MANOR SUBDIVISION (Sections I through IV)

**ARTICLES 1 - 14** Deals with Restrictions

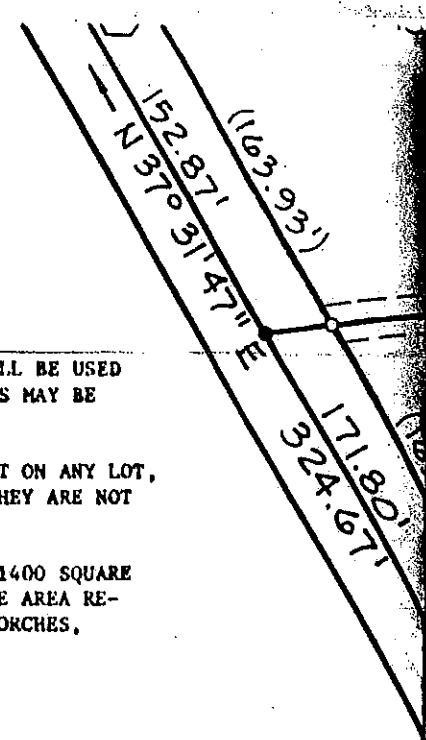
**ARTICLE 15** Deals with Road Use and Maintenance

HOPE THIS WILL BE OF HELP TO YOU. IF YOU HAVE ANY QUESTIONS,  
PLEASE LET ME KNOW.

MELVIN TEMPLETON  
DEVELOPER

RESTRICTIONS: RALEIGH MANOR SUBDIVISION

1. ALL OF THE LOTS AND BUILDING SITES SHOWN ON THIS PLAT OF RALEIGH MANOR SHALL BE USED AND OCCUPIED FOR RESIDENTIAL PURPOSES ONLY AND ONLY SINGLE FAMILY DWELLINGS MAY BE ERECTED ON ANY LOT OR BUILDING SITE.
2. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
3. NO RESIDENCE OR DWELLING SHALL BE ERECTED ON A BUILDING SITE OF LESS THAN 1400 SQUARE FEET FOR A ONE STORY HOME AND 1800 SQUARE FEET FOR A TWO STORY HOME. THESE AREA REQUIREMENTS SHALL PERTAIN TO HEATED FLOOR SPACE AND SHALL BE EXCLUSIVE OF PORCHES, GARAGES, CARPORTS AND BASEMENTS.
4. A MASONRY FINISH SHALL EXTEND TO GRADE ON ALL RESIDENCES.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. ALL RESIDENCES AND DWELLINGS SHALL FACE THE STREET OR ROAD ON WHICH THE LOT OR BUILDING SITE FRONTS.
7. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT THE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALES PERIOD.
8. NO FENCES OF MORE THAN 4 (FOUR) FEET SHALL BE CONSTRUCTED OR MAINTAINED BETWEEN THE FRONT OF THE DWELLING AND THE LINE OF THE STREET ON WHICH THE DWELLING FRONTS.
9. RESIDENCES OR DWELLINGS SHALL BE CONSTRUCTED ON THE LOTS OR BUILDING SITES BEFORE ERECTION OF ANY GARAGES, GUEST HOUSE, SERVANT COTTAGE OR OTHER DEPENDENCY BUILDING, AND NO SHACK, TENT, HOUSE TRAILER OR TEMPORARY DWELLING OF ANY KIND WHATEVER SHALL BE ERECTED, PLACED OR MAINTAINED ON ANY LOT OR BUILDING SITE EXCEPT THAT A HOUSE TRAILER MAY BE PLACED TEMPORARILY ON SAID LOT OR BUILDING SITE BEHIND THE RESIDENCE BUILDING SITE. SAID RESIDENCE OR DWELLING MUST HAVE CONSTRUCTION STARTED WITHIN THIRTY (30) DAYS AFTER THE HOUSE TRAILER HAS BEEN PLACED ON THE SITE. THE HOUSE TRAILER MUST BE REMOVED FROM THE BUILDING SITE OR LOT WITHIN EIGHT (8) MONTHS OF THE DATE THAT CONSTRUCTION BEGAN.
10. NO BUILDING SHALL BE ERECTED WITHIN 50 FEET OF THE FRONT PROPERTY LINES NOR WITHIN 20 FEET OF THE SIDE OR REAR PROPERTY LINES EXCEPT WHERE TWO OR MORE CONTIGUOUS LOTS, OR PORTIONS HEREOF ARE PURCHASED FOR USE AS ONE BUILDING SITE IN WHICH EVENT THE COMMON BOUNDARY SHALL NOT APPLY. ALL BUILDINGS CONSTRUCTED WITHIN 150 FEET OF THE FRONT PROPERTY LINES OR WITHIN 60 FEET OF THE SIDE AND REAR LINES ARE TO BE CONSTRUCTED OF THE SAME EXTERIOR MATERIALS AS THE PRINCIPAL DWELLING.
11. ACCUMULATION OF INOPERATIVE VEHICLES, UNSIGHTLY EQUIPMENT OR MATERIALS SHALL BE PROHIBITED.
12. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
13. NO ON-STREET OR OFF-STREET PARKING OF BUSES, TRUCKS ( EXCEPT PICK-UP TRUCKS) OR TRAILERS (EXCEPT CAMPING TRAILERS) SHALL BE PERMITTED.
14. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.



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SCALE:

RESTRICTION CONTAINED IN DEED OF DEDICATION DATED SEPTEMBER 11, 1978, FOR RALEIGH MANOR SUBDIVISION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR BEDFORD COUNTY, VIRGINIA, IN DEED BOOK 469, AT PAGE 478.

15. Jennings Drive and the existing road shown on said plat attached hereto and recorded herewith are private roads to serve the lots in Raleigh Manor Subdivision, Section 1, and others entitled to use said roads and the cost of the maintenance of Jennings Drive and that portion of the "existing road" shown on said plat between the northerly boundary of Lot 1, and the southerly boundary of Lot 18, shall be shared equally by the owners of all lots in Raleigh Manor Subdivision, Section 1, and each numbered lot shall be subject to the payment of an annual assessment in the amount of \$75.00, effective January 1 of each year beginning January 1, 1979. Said assessment shall constitute a lien on each numbered lot until paid, which lien, however, shall be inferior and subordinate to a first lien deed of trust covering said premises. Such assessment shall be collected and administered by a self-perpetuating board of three (3) trustees initially elected by the owners of a majority of the numbered lots in the subdivision and thereafter the remaining trustees shall be elected from among said owners successors to any trustee who dies, resigns, or otherwise is unable to act so that there will always be three (3) trustees. Said trustees shall be authorized to invest said fund and expend the same as required for the maintenance of said roads. The amount of assessment may be from time to time amended by a written document duly executed and acknowledged by the owners of a majority of the lots to be subdivided and recorded in the public records, provided, however, that such assessment shall always be sufficient properly to maintain said roads. Roads constructed within the private rights of way shown on said plat shall not be used for parking or otherwise obstructed.